



42 Chartcombe, 162 Canford Cliffs Road, Canford Cliffs, Poole BH13 7EJ
£275,000 Share of Freehold







A LIGHT & BRIGHT TOP FLOOR APARTMENT situated in the well sought after **RETIREMENT DEVELOPMENT Chartcombe**. This **SPACIOUS TWO DOUBLE BEDROOM** property boasts **UNDERGROUND PARKING & is WELL PRESENTED THROUGHOUT**.

- PRIVATE GATED DEVELOPMENT
- UNDERGROUND PARKING
- ACCESS TO COMPTON ACRES
- LIFT TO ALL FLOORS
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- HOUSE MANAGER
- 24 HOUR EMERGENCY CALL SYSTEM

Canford Cliffs

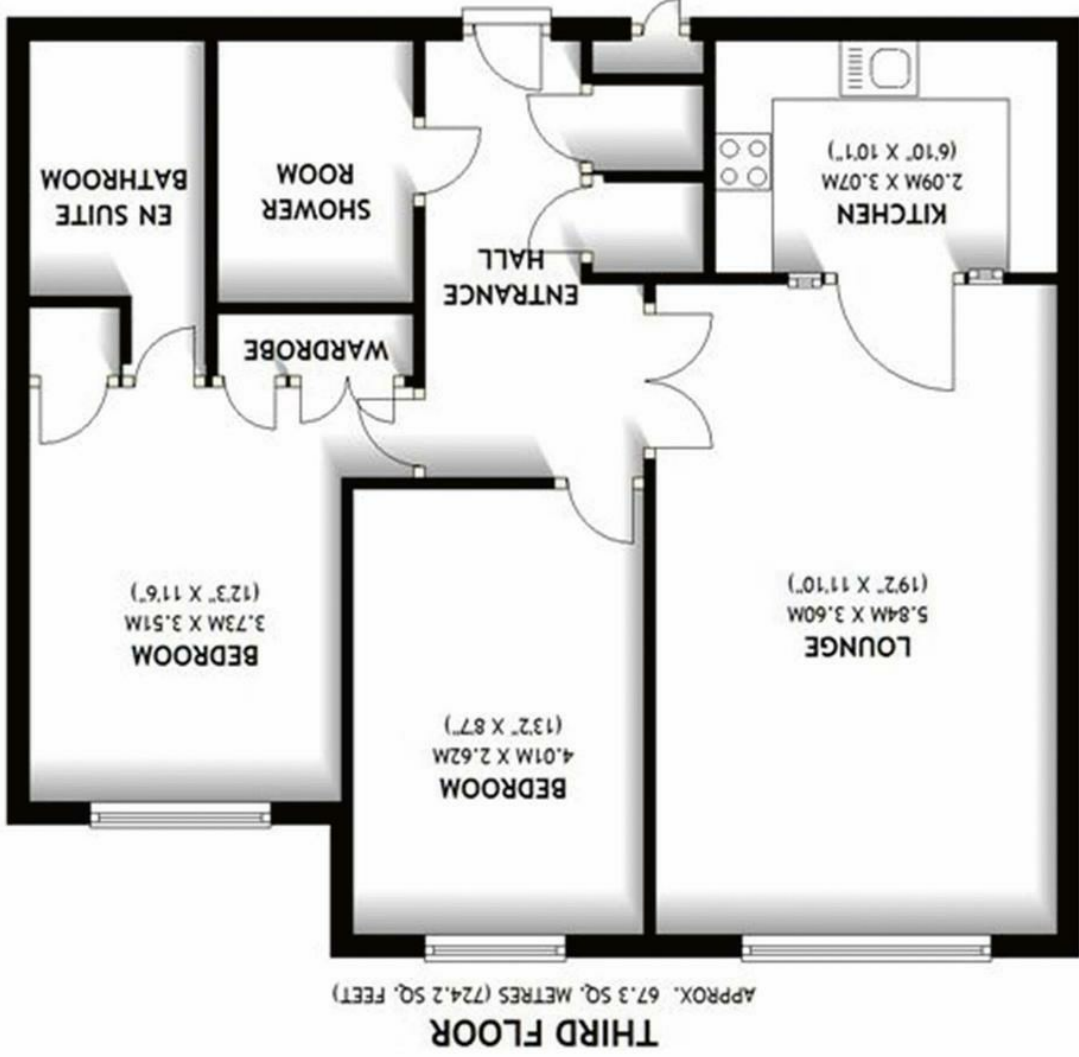
Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

A light and bright top floor apartment situated in the heart of Canford Cliffs. Located in Block A Chartcombe which is a purpose built retirement development set within the world renowned gardens of Compton Acres (which allows free access to all Chartcombe Residents). The property benefits from two double bedrooms, large living room, recently refurbished kitchen with new sink, hob and oven, two bathrooms (one being ensuite to bed 1 and a separate shower room/wc for guests) and ample storage. There is a House Manager and two guest suites for the use of relatives or friends when visiting Chartcombe (a small charge is made to cover administration/cleaning, when used). The development is approached via security gates where there is a video-entry system and another video entry phone is within the apartment. Underground allocated parking with a basement automatic passenger lift, to all floors.

Service charge £781.61/ qtr





Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches.

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency	C
Below average energy efficiency	D
Less than average energy efficiency	E
Below average energy efficiency	F
Very poor energy efficiency - higher running costs	G

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Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact	B
Decent environmental impact	C
Below average environmental impact	D
Less than average environmental impact	E
Below average environmental impact	F
Very poor environmental impact - higher CO ₂ emissions	G